

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 20, 2013  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

- ITEM – 1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM – 2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM – 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM – 4: **\*PS 77 A/B FORCE MAIN - PROJECT NO. 264948**  
City Council District: 5; Plan Area: Rancho Bernardo

**STAFF: Helene Deisher**

Site Development Permit for work within environmentally sensitive lands for the excavation and revegetation of nine test pits over a wastewater main line for maintenance inspection purposes. The project sites are generally located west of Interstate 5 on the north and the south side of Lake Hodges, south of Citricado Parkway and north of West Bernardo Road in the AG-1-1 and AR-1-1 zones of the San Pasqual Valley and Rancho Bernardo Community Planning areas. There would be no disruption of service. Mitigated Negative Declaration No. 264948 Report No. HO-13-012

**RECOMMENDATION:**

Approve

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ITEM – 5:     **\*ALBERTS APARTMENTS - PROJECT NO. 222188**  
City Council District: 9; Plan Area: College

**STAFF:       John S. Fisher**

Site Development Permit to allow the replacement of existing drainage pipes with new underground drains at 5430, 5450 and 5460 55<sup>th</sup> Street in the College Area. Mitigated Negative Declaration No. 222188. Report No. HO-13-009

**RECOMMENDATION:**

Approve

ITEM – 6:     **\*TOWN & COUNTRY PARKING LOT - PROJECT NO. 118318**  
City Council District: 6; Plan Area: Mission Valley

**STAFF:       Jeannette Temple**

Site Development Permit in connection with Planned Commercial Development/Conditional Use Permit (PCD/CUP) No. 88-0585 for a San Diego River restoration and enhancement project including a Covenant of Easement and the provision of an Easement for a future River Path, to abate code violations after the unauthorized paving of a 112 space parking lot. The Site Development Permit would also allow the continued use of the paved parking lot, which has been found to be in substantial conformance with the existing PCD/CUP. The site is located adjacent to the river at 500 Hotel Circle North in the MV-M/SP zone of Mission Valley Planned District and OF-1-1 zone within the Mission Valley Community Plan and Atlas Specific Plan areas. Mitigated Negative Declaration No. 118318. Report No. HO-13-013

**RECOMMENDATION:**

Approve

ITEM – 7:     **T-MOBILE BETHANY LUTHERAN - PROJECT NO. 289242**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:       Alex Hempton**

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of three panel antennas mounted within an existing steeple structure with equipment associated with the antennas located in a storage room. The project is located at 2051 Sunset Cliffs Blvd within the Ocean Beach Community Plan area. Exempt from Environmental. Report No. HO-13-015

**RECOMMENDATION:**

Approve

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ITEM – 8:     **\*COSTEBELLE RESIDENCE - PROJECT NO. 295796**  
City Council District: 1; Plan Area: La Jolla

**STAFF:**       **Paul Godwin**

Amendment to a previously approved Site Development Permit which is currently under construction. The original Site Development Permit approved a three-story, 4,851-square-foot, single-family residence with detached two-story, 1,266-square-foot, garage/artist's studio accessory structure. The requested amendment would allow a three-story, 2,040-square-foot garage/guest quarters accessory structure. No changes to the previously approved single-family structure are proposed. The project is located on a 0.62-acre site at 7940 Costebelle Way. Previously Certified Mitigated Negative Declaration No. 2701. Report No. HO-13-017

**RECOMMENDATION:**

Approve